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MEMO

To: City Council  
 From: Planning Commission  
 Date: February 10, 2020  
 Re: **Approved 2019 Planning Commission Annual Report**

Below, please find an outline of issues discussed in 2019 up through December 2019:

A. 2019 PC Activities:

*Site Plan/Special Use/Rezoning*

Name of Development	Reference #	Details
LTU Stadium Development	PSP18-0013	Phase III of the LTU Stadium development plan to include permanent seating with a press box, concessions, lockers, restrooms, pedestrian walkways, ticket booth, and expanded parking lot. <b>Value of Development: \$3.8 Million</b>
Forgotten Harvest	PZR19-0001	To rezone 9.817 acres of land from B-3 General Business and ERO Education Research-Office to P Vehicular Parking and I-L Light Industrial while maintaining a portion of the B-3 zone. Value of Development:
Zoning Text Amendment	PSLU19-0002	Amending Article 4 General Requirements to add a new Section 5.22-3-1 RUDD Residential Unit Development Districts, and amend Article 5 Single Family Residential Section 5.62-A to add Small Event Venues as a Special Land Use, and other amendments as needed.
Truck-Lite	PSP19-0002	For the construction of a 40,000 gsf Headquarters and Tech Center along with associated parking and other site amenities. <b>Value of Development: \$10 Million</b>
BP Gas Station and Retail Store	PSLU18-0007 PSP18-0009	To allow the use of the subject property as a gas station with ancillary retail sales and a restaurant and for the construction of a 8,639 gross square foot gas station

		with ancillary retail sales and a restaurant with associated parking. <b>Value of Development: \$600,000</b>
Tomorrow's Star Academy Daycare	PZR19-0002 PSLU19-0001 PSP19-0001	To rezone .30 acres of land from R-2 Single Family Residential to OS Office Service; to use an existing house of 2,000 square feet or more for a daycare use; and to convert the existing house to a daycare center with associated parking, child drop-off area and outside play area. <b>Value of Development: \$80,000</b>
Skilled Nursing Facility – Short Term Care	PZR19-0003 PSP19-0003	To rezone 3.59 acres of land to OS Office Service, and to construct a 24,000 gsf skilled nursing facility with 24 beds (expandable to 36 beds in Phase 2) with associated parking. <b>Value of Development: \$12 Million</b>
Alley Vacation on Eight Mile Road	PSV19-0001	To vacate the 20' wide alley located along the rear portion of properties located at 20810 & 20854 W Eight Mile Road and 20703 & 20711 Westhaven.
Lochmoor Sub	PSLU19-0004	Request by the Lochmoor HOA to amend their Plan, Bylaws and Master Deed to require minimum standards as defined by the Lochmoor HOA.
123.net	PZR19-0004 PSP19-0004	To rezone 1.8 acres of land from P Vehicular Parking to ERO Education Research-Office, and construct a 9,989gsf equipment storage building in the parking lot east of the existing building. <b>Value of Development: \$600,000</b>
New Office Building – Twelve Mile Road	PSLU19-0006 PSP19-0005	To allow for the use of residential structures for non-residential purposes, and for the construction of an addition between two existing houses to create one building of 2,049gsf for use as an office with associated parking and other site amenities. <b>Value of Development: ?</b>
Mar Thoma Church	PSLU19-0003	To allow for the construction of a 1,761gsf addition to the existing Mar Thoma Church and expand the existing parking lots. <b>Value of Development: \$500,000</b>

Telegraph Office Building	PSLU19-0005	To use an existing building for general or professional office use not related to an industrial or manufacturing operation. <b>Value of Development: \$104,000</b>
Zoning Text Amendment	PZTA19-0001	To amend the Zoning Ordinance to regulate Sexually Oriented Businesses.
Mikvah	PZR19-0005 PSLU19-0007 PSP19-0006	To rezone .49 acres of land from RT Attached Single Family to R-4 Single Family Residential; to allow for a religious use on Single Family Residential property; and to demolish the existing house on site and construct a 1,400sf Mikvah (ritual bath) with associated parking and other on-site amenities. <b>Value of Development: \$300,000</b>
Zoning Text Amendment	PZTA19-0002	To amend Article 2 Definitions and Article 4 General Requirements, Article 9 Office-Service District, Article 10 ERO/ERO-M Education Research-Office District/Education Research-Office – Limited District, Article 18 General Business District, Article 19 I-L Light Industrial District, and Article 20 I-1 Industrial District, and other amendments as needed. These text amendments specifically address adding regulations for Medical Marihuana Facilities in the City, and amending the Northland Overlay Development District regulations to allow for Medical Marihuana Facilities.
Comerica Bank	PSP19-0007	To demolish an existing retail building and construct a 3,002gsf Comerica Bank with associated parking and other on-site amenities. <b>Value of Development: \$1.325 Million</b>
McKinley School RUDD	PZRRUDD19-0001	To rezone 4.128 acres of land to Residential Unit Development District (RUDD) to construct 18 townhouse units in the existing McKinley School and construct an additional 28 units in newly constructed buildings. <b>Value of</b>

		<b>Development: \$21 Million</b>
Brooks Barn Small Event Venue	PSLU19-0008	To use of an existing barn as a Small Event Venue along with associated parking and other site amenities. <b>Value of Development: \$200,000</b>
Farmbrook Apartments	PZR18-0003 PSP18-0007	To rezone 5.74 acres of property from R-E Single Family Residential to RM Multiple Family (Low Rise), and for the construction of 50 apartment units along with associated parking. <b>Value of Development: \$4 Million</b>
AJ Jonna – Northland Subarea Redevelopment Plan ODD – Unit 2	PZRODD19-0001	To amend the Northland Subarea Redevelopment Plan Overlay Development District to allow for the development of commercial buildings on Unit 2. <b>Value of Development: \$1 Million</b>
AF Jonna – Northland Subarea Redevelopment Plan ODD – Unit 3	PZRODD19-0002	To amend the Northland Subarea Redevelopment Plan Overlay Development District to allow for the development of commercial buildings on Unit 3. <b>Value of Development: \$1 Million</b>
Northland Renaissance Place Development – Northland Subarea Redevelopment Plan ODD – Unit 5	PZRODD19-0004	To amend the Northland Subarea Redevelopment Plan Overlay Development District to allow for the development of mixed-use commercial, office and residential buildings and uses, including Medical Marihuana Facilities on Unit 5. <b>Value of Development: TBD</b>
Hotel Development	PZRODD19-0003	To rezone 5.65 acres of property from RC – Regional Center to ODD – Overlay Development District and create a Master Development Plan and Agreement to allow for the development of two hotels, including an extended stay hotel, with associated parking and other on-site amenities. <b>Value of Development: \$13 Million</b>
Yeshiva Beth Yehudah School	PSP19-0009	For the construction of a 23,301gsf third floor addition to the existing school with associated parking and other on-site amenities. <b>Value of Development: \$9 Million</b>

200 Galleria Officentre Tech Building	PSP19-0010	For the construction of a 95,525gsf research and development center with associated parking and other on-site amenities. <b>Value of Development: \$8.5 Million</b>
		<b>Total Value of Development for 2019: \$87,009,000</b>

Discussion/Initiatives/Review/Research Topics:

- Amended Planning Commission ByLaws regarding Election of Officers
- Master Plan Implementation
- Non-motorized Transit Inventory
- Pathway Inventory
- Neighborhood Gateway Inventory
- Council Presentation – Projects to Emphasize
- Capital Improvement Plan Presentations
- Added Public Comment opportunity to each meeting
- Medical Marihuana Facilities
- Northland Redevelopment & Streetscape Elements

B. Planning Commission Meetings:

- 15 Study Meetings
- 11 Regular Meetings
- 5 Long Range Study/Special Meetings

C. Training, Special Projects & Workshop attendance by PC & Planning Team Members:

- American Planning Association National Planning Conference
- SEMCOG Workshops
- Michigan Association of Planning Annual Conference
- Oakland County Workshops (i.e. TWLA, One-Stop Ready, etc.)
- Bus Transit Stops and Neighborhood Gateways Study Findings

D. 2019 Planning Initiatives:

- *Sustainable Southfield* Master Plan Implementation
- Arts Commission: Support Funding, Restoration and Installation
- Capital Improvement Plan Update FY20/21-25/26
- City Centre Development: Continued Placemaking, support of Special Events and Economic Development Initiatives
  - i. LTU pathway development
  - ii. EverCentre
- Redevelopment Ready Certification

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- Northland Redevelopment Implementation
- Zoning Ordinance Technical Review and alignment with adopted Master Plan
- Zoning Ordinance Amendments as required by above
- Adaptive reuse of former school site and buildings. Obtain school-use data for vacant school buildings for potential developers
- Housing and transportation options for seniors and who have mobility challenges.

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